

The Executive

Minutes of the meeting held on 30 May 2018

Present: Councillor Leese in the Chair

Councillors Akbar, Bridges, Craig, N Murphy, S Murphy, Ollerhead, Rahman and Stogia

Also present as Members of the Standing Consultative Panel:

Councillors Sharif Mahamed, Ilyas, S. Judge, Leech, Midgley, Sheikh, Taylor

Exe/18/047 Minutes

Decision

To approve the minutes of the meeting held on 21 March 2018 as a correct record.

Exe/18/048 Revenue Outturn Report 2017/18

A report submitted by the City Treasurer set out a summary of the Council's revenue budget performance and the budget outturn for 2017/18. On a total revenue budget for the year of £547.6m, the final outturn position had been an overspend of £2.696m. The report examined each major element of the previous year's revenue budget and the actual outturn achieved to explain the sources of the overall net overspend for the year. The overall summary position was:

Table 1 – Outturn Position 2017/18	Revised Budget £000	Outturn £000	Variance £000
Total Available Resources	(546,401)	(551,276)	(4,875)
Total Corporate Budgets	94,680	91,988	(2,692)
Directorate Budgets			
Children's Services	103,819	113,838	10,019
Adult Social Care	175,144	177,923	2,779
Adults - Health and Care System Related	(2,151)	(1,251)	900
Corporate Core	78,144	75,600	(2,544)
Growth and Neighbourhood	91,992	91,042	(950)
Strategic Development	5,998	6,057	59
Total Directorate Budgets	452,946	463,209	10,263
Total Use of Resources	547,626	555,197	7,571
Total over spend	1,225	3,921	2,696

The report explained that the General Fund reserve balance at 1 April 2017 had been £26.226m. The 2017/18 budget had assumed there would be a call on the General Fund reserve of £0.525m, leaving a balance of £25.701m. As a result of the approval of the carry-forward of £0.7m of funds from 2016/17 to 2017/18, the end of year balance was forecast to reduce to £25.001m. As the actual outturn position was an overspend of £2.696m, there had been a net total withdrawal of £3.921m from the

fund in the year. This left a balance on the General Fund Reserve of £22.305m at 31 March 2018.

The report also explained that the Housing Revenue Account (HRA) outturn position was a £24.112m favourable variance. That was in the main from a £22.981m underspend in the revenue contribution to capital expenditure. The need for revenue support had been lower than expected due to lower than forecast capital expenditure and an increase in other resources available to fund capital schemes. For 2017/18 £8.684m had been credited into the HRA reserves at year end, giving a balance of £64.569m in the HRA General Reserve as at 1 April 2018.

Decisions

1. To note the outturn position for 2017/18 as shown in table 1 above.
2. To note the overall General Fund position for 2017/18.
3. To note the Housing Revenue Account position for 2017/18.

Exe/18/049 Capital Programme Monitoring 2017/18 – Outturn Report

A report by the City Treasurer set out the outturn on the Council's capital expenditure in 2017/18. The total capital used in 2017/18 was £291.2m, which was £39.8m less than the Capital Budget which had been set in February 2017. The report set out an analysis of the capital expenditure in the functions and departments of Council's work, explaining the budget and actual outturn for each. The projects for the Greater Manchester capital programme had spent £56.7m compared to a budget of £80.5m, a variance of £23.8m.

The report also set out the decisions that had been made by the City Treasurer regarding the funding of the capital expenditure incurred in 2017/18. These were:

- Expenditure of £123.6m for capital purposes which was to be reimbursed by other organisations had been capitalised, of which £118.2m was grant funding and £5.4m was external contributions.
- The main Government grants applied include Department for Education funding of £52.0m for works on schools including new builds, provision for additional places and maintenance schemes; £5.7m for the Factory; £7.0m for work to adapt homes for disabled occupants; and £11.5m for Highways schemes.
- Any unused grant, subject to conditions, had been carried forward into 2018/19 and would be matched against future spend.
- External contributions from non-government departments had been used to fund expenditure across the programme totalling £5.4m. This included funding from the Greater Manchester Combined Authority of £2.2m for Highways schemes; and a contribution of £1.3m from DWP towards Wythenshawe Forum within the Asset Management Programme.
- Revenue contributions were used to finance expenditure of £10.1m, including works on Strategic Acquisitions, Space, the HRA, and to fund ICT expenditure.

- The Major Repairs Reserve funds expenditure on the HRA capital programme. The use of this reserve includes self-financing revenue from the HRA revenue budget.
- The balance of available capital receipts carried forward from 2016/17 was £39.1m. A further £112.0m receipts were received in 2017/18.
- Drawdown of capital receipts to fund the non-HRA programme was £79.1m leaving a balance for use in future years of £21.9m plus any new receipts generated in 2018/19.
- Similarly, the HRA programme used £0.1m of capital receipts, leaving a balance for use in future years of £50.1m plus any new receipts generated in 2018/19. The HRA receipts were ring-fenced by the Council to support housing initiatives.
- Borrowing of £60.9m had been used to fund the programme. It was important to note that the Council had not had to externally borrow in 2017/18.
- The minimum revenue provision for 2017/18 was £18.8m. This was the funding set aside to repay the debt incurred through funding previous capital expenditure through borrowing. This had been funded from the Council's capital financing budget.

Based on the outturn position and the monitoring of the capital programme in 2018/19, the report proposed the capital programme budget be re-phased to reflect the planned delivery of projects in 2018/19 to 2022/23. The cumulative impact of these adjustments were:

Proposed Capital Programme variations 2017/18 to 2022/23	18/19 £m	19/20 £m	20/21 £m	21/22 £m	22/23 £m	Total £m
Revised Capital Budget (Mar 18)	604.0	506.4	204.5	286.2	3.1	1,970.4
Forecast Re-profile	-7.0	50.9	35.5	0.0	0.0	0.0
Cost Variations	0.0	0.0	0.0	0.0	0.0	0.0
Proposed Capital Budget (Apr 18)	597.0	557.3	240.0	286.2	3.1	1,970.4
<i>Of which:</i>						
City Council Programme	451.6	466.9	195.5	286.2	3.1	1633.3
Greater Manchester Programme	145.4	90.4	44.5	0	0	337.0

Decisions

1. To note the outturn of capital expenditure for 2017/18 was £291.2m.
2. To note the changes to the outturn attributable to movement in the programme that occurred after the previous monitoring report to Executive in February 2018.
3. To approve the budget transfers between capital schemes to maximise use of funding resources available to the city council.
4. To note the decisions of the City Treasurer regarding the funding of capital expenditure in 2017/18.

5. To note the impact of final expenditure in 2017/18 on the revised Capital Programme 2018/19 to 2022/23.

Exe/18/050 Highways Planned Maintenance Programme 2018/19 and 2019/20

A report submitted by the Strategic Director Transport, Highways and Engineering set out proposals for the use of capital budgets to be spent on highway maintenance schemes. The Council was to invest £80m in maintenance between 2017/18 and 2021/22. Of that just over £11m had been allocated in 2017/18, leaving almost £69m for the next four years.

The proposed programme of works detailed in the report formed part of the Council's investment in highways and was also to be subject to the capital approvals process prior to commencement of any of the individual schemes. The monitoring of the programme of works would then form part of the regular capital monitoring reports throughout 2018/19.

The proposed allocation of funds to the parts of the maintenance programme was:

Proposed highway maintenance programme budgets	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000	Total £000
Highway asset surveys	150	150	150	150	600
Drainage repairs	942	500	500	500	2,442
Large patching & defect repairs	2,500	1,029	1,000	1,000	5,529
Disabled bays / line markings	25	25	25	25	100
Carriageway resurfacing schemes	7,502	6,000	6,000	6,000	25,502
Footway schemes	3,648	2,136	2,000	2,000	9,784
Carriageway preventative schemes	7,965	6,000	6,000	5,000	24,965
Total:	22,732	15,840	15,675	14,675	68,922

A list of the individual projected being proposed for each type of works was set out in schedules appended to the Director's report. These were approved.

Decision

To agree the proposed programme of highways works as set out in appendices 2, 3, 4, 5 and 6 of the report, subject to the necessary capital approvals being in place for each element of the programme.

Exe/18/051 Future Leisure Arrangements

In July 2017 we agreed proposals for the development of a new Sport and Physical Activity Strategy, for the development of a detailed design for Manchester Active, and to for a full procurement exercise to be undertaken to assess the costs and benefits for the possible operational arrangements for 20 leisure facilities (Minute Exe/17/099). Progress against these areas of work was reported in March 2018

(Minutes Exe/18/034 and Exe/18/036). At that time we agreed to the two existing Sport and Leisure facility operating contracts being extended for a minimum of a further 3 months and maximum of 6 months so as to allow time for the work agreed in July 2017 to be concluded. The Deputy Chief Executive, Growth and Neighbourhoods now submitted a report to present the conclusions of the work commended in 2017 and setting out the details of the transitional arrangements required to implement the proposed changes.

The report explained that in the summer of 2017 there had been extensive engagement and public consultation on a revised strategy for Sport and Physical Activity. The outcome of that consultation was detailed in the report. Building on the views expressed by the consultees, the proposed “The Manchester Sport and Physical Activity Strategy” had been developed to provide a vision for sport and physical activity in Manchester and to provide a summary of the work required to deliver the vision, with seven strategic themes used to describe the range of actions needed.

The new vision was to be **“To establish Manchester in the top flight of world class sport cities, with all residents active across the life course, helping to transform their health and well-being”**. The seven strategic themes were:

- Encourage residents who are currently inactive to become regularly active.
- Helping young people enjoy being active, healthy and reach their potential.
- Sustain and increase adult participation in sport and physical activity.
- The home of world-class sport that inspires people.
- Creating great places to be active.
- How we communicate and engage with all residents.
- A skilled, motivated and valued workforce (employees and volunteers).

For each of these themes the report set out the key actions that would be taken to bring about the desired change in the levels of sport and active lifestyles being enjoyed in the city. The report explained the intention to produce a strategy document and to launch the strategy in October 2018.

It was proposed that Manchester Active be established as a non-profit organisation to implement the strategy on behalf of the Council. To create this new legal body a modification, redesign, repurpose and name change of the existing Eastlands Trust was being proposed; Eastland Trust being an existing company where the Council was the only Member. New articles of association would need to be drafted for this organisation with the Council to have two Directors, two from Sport England and a further Director from the Health sector. The Chair would be held by the Council. The Council would then contract with Manchester Active to implement the adopted Sport and Physical Activity Strategy on behalf of the Council. Manchester Active would also develop plans to deliver the strategy and develop relationships which would support its implementation.

The progress with selecting a contractor to operate the city’s leisure facilities was explained in the report. Tenders had been invited for two lots: the main lot was the city’s elite and community facilities, Lot 2 was for Wythenshawe Forum Leisure where the contracting body would be the Wythenshawe Forum Trust. It was anticipated that the outcome of these tender exercise would be finalised in early June

2018, with contracts awarded by the City Treasurer and Deputy Chief Executive, Growth & Neighbourhoods.

Decisions

1. To note the findings from the strategy engagement and consultation.
2. To approve the adoption of the proposed vision, strategic themes and actions to deliver the strategy over the next 10 years.
3. Delegate authority to the Strategic Lead (Parks, Leisure and Events) in consultation with the Executive Member for Schools, Culture and Leisure and Deputy Chief Executive, to complete the production of the strategy document for communication with residents, visitors, partners and businesses.
4. To agree to the governance arrangements proposed for implementing the strategy (Manchester Active) and note the decision to be taken by the City Treasurer and Deputy Chief Executive, Growth & Neighbourhoods, in consultation with the Executive Member for Schools to award a contract to Manchester Active in June.
5. To note the analysis undertaken on the Leisure Centre arrangements and the decision to be taken by the City Treasurer and Deputy Chief Executive, Growth & Neighbourhoods, in consultation with the Executive Member for Schools, to award a contract in June, subject to consent from relevant stakeholders.
6. To delegate authority to the City Solicitor to enter into, complete and execute any documents or agreements necessary to give effect to these decisions.

Exe/18/052 School Place Planning and Admissions

A report from the Director of Education provided an overview of mainstream primary and secondary school admissions for September 2018. The report also examined the level of demand for special school and Alternative Provision (AP) places and sought approval to invest capital funding to secure sufficient capacity.

It was reported that 6,643 applications had been received for children to start primary school in September 2018. It was expected that further children requiring a school place would arrive in the city before September 2018 and then on throughout rest of the academic year. All on-time applications had been offered a place in a school, with 92.7% allocated their 1st preference. There had also been 6,024 applications for a year 7 place in a Manchester secondary school. As with the reception places, all had received an offer, with 77% being allocated a place at their 1st preference school.

The report explained that in February 2017 the Department for Education had notified the Council that it had been awarded £48m in Basic Need funding which was to be available from the 2019/20 financial year. It was proposed that this resource be used for the next phase of projects to deliver the required number of school places,

including special school provision and alternative provision to support the City's growth ambitions.

On the issue of demand for special school and Alternative Provision places, the report examined the likely demand for alternative provision and teaching facilities for educating children with special needs, and how best to meet these demands. The city's allocation of basic need capital funding for specialist places was £2.4m and this could start to be drawn down in summer 2018 following the publication of a plan to show how the allocated capital funding was to be spent. It was proposed and agreed that the allocation all be used to secure specialist and Alternative Provision school places, and that a plan to show that intention therefore be published. It was also proposed that a further £20m of the 2019/20 Basic Need Grant be used to support the necessary works to the specialist and Alternative Provision estate, either through school expansions, refurbishments or new builds. This would be in addition to the £2.4m capital funding above. It was agreed that consultation be undertaken on how best the Council could use these resources to secure specialist and Alternative Provision school places.

Decisions

1. To note the data relating to September 2018 admissions.
2. To support the principle that Basic Need funding be used to secure specialist and Alternative Provision school places.
3. To agree to publish the plan to use the allocation of Special Educational Needs and Disability capital funding (£2.4m) to create additional specialist places.
4. To agree to consultation on a more extensive plan to secure sufficient Specialist provision and Alternative Provision school places.
5. To delegate authority to the Director of Education through the Strategic Capital Board to use capital funding to develop Specialist provision and Alternative Provision school places.

Exe/18/053 Review of Manchester City Council's Leaving Care Service

A report by Strategic Director, Children and Education Services explained that since 1995 the Council's Leaving Care Service had been commissioned via a third party. The current contract value of the existing Leaving Care commission was £1.4m.

The report explained that an appraisal and review had been undertaken to determine the cost and performance of the contract against statutory guidance, best practice standards and the impact on the lives of children leaving care. That review had examined a number of alternative means of providing the service. Having evaluated the merits of each option it had been concluded that Manchester City Council's Leaving Care Service would be most appropriately delivered via a 'Wholly Owned Trading Company' (WOTC) on the basis that such would offer the greatest

opportunity to respond to changing legislative requirements. This model would be flexible and have the capacity to raise the quality of services in a cost effective manner. It was forecast that the operation of the service in this way would require a budget of £1.2m.

It was also explained that in addition to the cost of the Leaving Care Service there were now other Leaving Care duties for 21-25 year olds which had come into effect on 1 April 2018. The Government had confirmed £53k of new burden funding for these new duties. Whilst the service would seek to manage the new responsibilities within the leaving care budget and the additional funding from Government, there was a high risk that demand for additional Personal Adviser support would not be contained within this amount.

Decisions

1. To note the report and the benefits and costs set out.
2. To approve the proposed service model to deliver Manchester City Council's Leaving Care Service and the development a 'wholly owned Company' as the preferred option for the delivery of that service.
3. To delegate authority to establish a 'Wholly Owned Company' to the Strategic Director for Children and Education Services, City Treasurer and City Solicitor, and to produce a project plan to deliver Manchester City Council's Leaving Care Service.
4. To note the requirements to reflect in the new service model the new duties for Leaving Care under the Children and Social Work Act which came into effect from 1 April 2018 and the potential financial implications.

Exe/18/054 Early Years

The Director of Education submitted a report providing an overview of the Early Years offer in the city, including outcomes in relation to the Early Years Delivery Model and outcomes for children at the end of the foundation stage profile. The report also outlined proposals under development to implement the school leadership model in two areas across the city of Manchester, to support the transition of children from early learning settings into schools.

Decision

To note the report.

Exe/18/055 Ramada Complex, Deansgate Strategic Regeneration Framework

In March 2018 we asked the Chief Executive to undertake a public consultation exercise on a draft Strategic Regeneration Framework (SRF) for the Ramada Complex site on Deansgate (Minute Exe/18/032). A report now submitted by the

Strategic Director (Development) described the consultation that had been undertaken, set out the outcome of the consultation, and proposed that a revised Framework document now be approved and adopted.

Consultation letters had been sent out to 148 local residents, businesses, and stakeholders to inform them about the public consultation, how to engage in the consultation process, and where to access the SRF. The document was also made available on the Council's website. The consultation ran for six weeks and closed on 21 April 2018. Five responses had been received: three from individual residents, one from Historic England and one from Transport for Greater Manchester (TfGM).

The report examined the issues that had been raised by consultees in their responses, and how the Council proposed to respond to them in the SRF, including the changes that had been made to the document.

Having considered the views expressed by the consultees, the proposed responses to the issues that had been raised, and the revisions made to the SRF document, we approved the Ramada Complex, Deansgate Strategic Regeneration Framework.

Decisions

1. To note the comments received on the Strategic Regeneration Framework and the response to these comments.
2. To agree the proposed amendments to the Strategic Regeneration Framework arising from the comments received.
3. To approve the Ramada Complex, Deansgate Strategic Regeneration Framework, with the intention that it will become a material consideration in the Council's decision making as the Local Planning Authority.

Exe/18/056 Mayfield Strategic Regeneration Framework

In July 2016 we had considered a report on the implementation of the Strategic Regeneration Framework (SRF) for the Mayfield area (Minute Exe/16/097). We had authorised the Chief Executive to develop a selection process for a development partner, and also to negotiate the commercial arrangements with the development partner, along with London & Continental Railways (LCR) and Transport for Greater Manchester (TfGM). In September 2016 a further report advised on the outcome of the procurement process, which had resulted in U&I being selected as preferred developer. At the time the commercial and contractual arrangements between the developer and public sector partners were established (Minutes Exe/16/111 and Exe/16/115). In February 2018 it was reported that following the appointment of U&I, a draft updated SRF had been developed to reflect a refreshed vision for the area to take into account the current market context. We agreed that there should be public consultation on this revised SRF (Minute Exe/18/023). A report now submitted by the Strategic Director (Development) described the consultation that had been undertaken, set out the outcome of the consultation, and proposed that a revised Framework document now be approved and adopted.

Consultation letters had been sent out to 1,976 local residents, businesses, and stakeholders informing them about the public consultation, how to engage in the consultation process, and where to access the SRF. The SRF was also made available on the Council's website. A series of public exhibitions on the SRF were also carried out during the first two weeks of March by the development partner, U+I. Anyone attending those events was encouraged to give written feedback via comment cards and questionnaires. The formal consultation period lasted for six weeks and closed on 22 March 2018.

The report explained that nine responses to the consultation letters had received: three from residents (two of whom had been prospective candidates in the May 2018 local elections), two from landowners in a neighbouring area, one from a charity, and three from statutory/public organisations.

The report described the responses that had been received from all of the media employed: the letters, the web and the meetings and exhibitions. It grouped the matters raised by consultees in eight main themes: the Mayfield Park, green space and bio-diversity, residential provision and typology, accessibility and connectivity, economic and social benefits, heritage, building design, height & use, environmental sustainability, and future consultation opportunities. The responses to the issues raised by consultees were similarly set out using those eight headings.

The report explained that the majority of responses provided to both the Council's consultation and the consultation events held by The Mayfield Partnership had been supportive of the proposals included in the draft 2018 SRF. The issues raised had been considered and a response made, and where necessary a change had been made to the SRF. It was also explained that further consultation with both local stakeholders and residents would take place as more detailed plans were developed.

Having considered the views expressed by the consultees, the proposed responses to the issues that had been raised, and the revisions made to the SRF document, we approved the Mayfield Strategic Regeneration Framework.

Decisions

1. To note the comments received on the Strategic Regeneration Framework and the response to these comments.
2. To approve the Mayfield Strategic Regeneration Framework, with the intention that it will become a material consideration in the Council's decision making as the Local Planning Authority.

Exe/18/057 Delegation of Executive Functions

A report was submitted seeking approval for the delegation of various executive functions to officers of the Council; those functions being recorded at Part 3, Section A of the Council's 2018 Constitution. The report also sought approval for the delegation to officers of the Council's various executive functions set out in Part 3,

Section F of the Council's 2018 Constitution.

The report explained the legal powers available to the Leader and to the Executive to arrange for the exercise of and delegation of executive functions within the Council. We supported the proposed delegations.

Decisions

1. To notes the decision of the Leader of the Council to exercise his power under Section 9(E)(2) of the Local Government Act 2000 (as amended) to delegate the discharge of all of the Council's executive functions to the Executive.
2. To delegate to officers the discharge of all of the Council's executive functions recorded at Part 3, Section A of the Council's 2018 Constitution as set out in the Council's Constitution as adopted by the Council in May 2018 (Minute CC/18/50).
3. To delegate to officers the discharge of all of the Council's executive functions recorded at Part 3, Section F of the Council's 2018 Constitution as adopted by the Council in May 2018 (Minute CC/18/50).
4. In relation to the Scheme of Delegation to Officers set out in Part 3 Section F of the 2018 Constitution, to agree that such delegations include those functions that are designated as "Executive Functions" and those functions that are designated as "General Functions" insofar as these are executive functions.

Exe/18/058 GM Strategy Implementation Plan

A report from the Deputy Chief Executive (People, Policy and Reform) explained that following the adoption of the 2017 Greater Manchester Strategy (GMS) by the Greater Manchester Combined Authority (GMCA), the GMCA had created a two year Implementation Plan and six monthly Performance Dashboard. Each Greater Manchester district was being requested to consider the adoption of both.

The report explained that the GMS Implementation Plan had been assessed as being entirely consistent with the Our Manchester Strategy. By clarifying how the GMS was to be delivered, the Plan would drive the changes needed at a GM level to support implementation of the vision and priorities for Manchester. It also explained that where the GMS Implementation Plan set out principles, it was for the individual district councils to determine the way in which they were to be delivered.

The GMS Performance Dashboard had been developed to provide a deeper, rounded understanding of progress on the implementation of the plan, and a copy of the dashboard was appended to the report.

Decisions

1. To approve the adoption of the GMS Implementation Plan.

2. To approve the adoption of the GMS Performance Dashboard.

Exe/18/059 Capital Programme - Proposed Increases

A report concerning requests to increase the capital programme was submitted. We agreed to recommend three changes to the Council and approved five other changes under delegated powers. Taken together, these changes would increase the Council's capital budget by £14.930m.

The report also explained that a site that makes up part of the land assembly of the Factory project was the subject to the exercise of an option to purchase the land which has to be exercised by August 2018. The acquisition of the land was considered to be of significant benefit to the Council and the land assembly programme will enhance the Council's long term strategic landholding in the site of Factory, and crystallise the necessary access and other rights required to ensure the efficient construction and operation of Factory. As part of these arrangements it had been agreed that, on exercise of the option, the Council would provide a committed loan facility to facilitate the acquisition. As this was to be a loan of over 12 months it was classed as capital expenditure and so approval for this was being sought. The provision of the loan was agreed and authority was delegated to officers to agree the final terms of the loan.

The report also described the capital programme changes that had been approved by the City Treasurer, exercising delegated powers. These were:

- a capital budget virement of £75k from the ICT Investment Fund to provide for the replacement of the current rent collection system;
- a capital budget decrease of £61k from the ICT Investment Fund and a corresponding transfer of £61k to the revenue budget funded by capital fund for the acquisition of a meetings management system;
- a capital budget decrease of £80k from the ICT Investment Fund and a corresponding transfer of £80k to the revenue budget funded by capital fund for improved WiFi in buildings;
- a capital budget increase of £30k for improvement works at Painswick Park.
- a capital budget increase £80k, funded by government grant, to create cycling lanes across the junction of the A56 Deansgate with Gt Bridgewater Street and Liverpool Road;
- a capital budget increase of £51k, funded by government grant, for improvements to the segregated cycle lane on the A56 around Lower Moss Lane;

Decisions

1. To recommend that the Council approve the following changes to Manchester City Council's (MCC) capital programme:
 - (a) Highways – Mancunian Way Junction with Princess Road. A virement of £3.212m from the Highways Investment Fund, funded by borrowing.

- (b) Corporate Property – Hulme District Office. A virement of £1.228m from the Estates Transformation Fund, funded by borrowing.
 - (c) Corporate Property – Estates Transformation Decant Budget. A virement from the capital budget to revenue of £3.0m, funded via Capital Fund.
2. To approve the following changes to the capital programme:
- (d) Housing – Empty Homes Cluster Funding Phase 2. An increase to the capital budget of £1.782m funded by capital receipts.
 - (e) Housing – Marginal Viability Fund: New Victoria. An increase to the capital budget of £10.074m funded by government grant.
 - (f) Housing – Marginal Viability Fund: Bowes Street. An increase to the capital budget of £3.314m funded by government grant.
 - (g) Education – School Maintenance. An adjustment to the capital budget of £0.250m to reflect the grant award.
 - (h) Highways – Princess Road Safety Measures. A virement of £0.359m from the Highways Investment Fund, funded by borrowing.
3. To approve the funding of £5.10m capital for the loan transaction from within the Factory capital budget allocation.
4. To delegate authority to the City Treasurer, City Solicitor and Director of Strategic Development, in consultation with the Executive Member for Finance and Human Resources, to agree the arrangements for finalising the terms of the loan facility, security and other such ancillary documentation to give effect to the arrangements; and
5. To delegate authority to the City Solicitor to enter into and complete all documents or agreements necessary to give effect to these decisions.
6. To note increases to the programme as a result of delegated approvals by the City Treasurer.

Exe/18/060 Planning and Viability

In March 2018 the Council had resolved to seek to amend its planning policy to: set out clear viability criteria based on market value compared with land value and construction costs; require viability assessments for developments of more than 15 units where less than 20% of the development is affordable housing as part of the planning process and for these to be public; and require all information submitted for the viability assessment (including any which the Council agrees is commercially sensitive) to be made available to members of the planning committee and other relevant members of the Council in advance of determination of the planning decision (Minute CC/18/35).

A joint report submitted by the Deputy Chief Executive (Growth and Neighbourhoods) and the Strategic Director (Development) outlined the proposal on how to act on that resolution.

This report set out how viability assessments were used as part of the planning process to maximise the contribution that a development makes in support of a wide range of key priorities, the current national policy framework, Manchester's approach and the emerging approach by other authorities. It also set out the draft guidance recently issued by Government consultation which had implications for reviewing current practice in Manchester.

The report explained that there was no consistent approach being adopted by other authorities and there was no apparent evidence at this time on the impact of releasing information was having on delivering other key priorities; for example supporting community benefits like infrastructure and/or increasing the supply of quality affordable housing units. This therefore required further investigation to establish what, if any implications might have arisen. An assessment would also be made of the local validation list (the tool for ensuring all documents and plans required to assess an application were provided at validation stage) with both quality and enhanced transparency at the heart of this.

Furthermore, the intention was to produce a Supplementary Planning Document (SPD) which would not constitute a formal change in policy but would enable the Council to set out a new approach to the assessment of viability and the procedures to follow; including the publicity given to assessments. This approach had also been adopted by other authorities. It was estimated this would take 12-18 months.

The meeting was addressed by Councillor Wilson, the councillor who had initially proposed the decision to the Council meeting in March. He welcomed the information in the report on what other authorities were doing in this area and the intention to produce a Supplementary Planning Document. He noted that there is as yet no single approach to assessing viability and that the concept of commercial sensitivity was undefined and open to different interpretations. He hoped that withholding information from being made public on the grounds of commercial sensitivity was going to be the exception rather than the norm. He looked forward to the adoption of uniform viability criteria which he felt would remove some of the present ambiguity.

Decisions

1. To endorse the changes proposed in relation to achieving greater transparency regarding viability through changes to the local list as set out in the report.
2. To agree to officers formally reviewing the Council's approach to viability in advance of any change to the Government's position on this issue following its recent consultation with a view to:
 - (i) producing a Supplementary Planning Document on viability, and
 - (ii) aligning the process with a full policy review of the local plan.

3. To request a future progress report.

Exe/18/061 Executive Priorities 2018/19

A report submitted the Leader of the Council explained that 2018/19 would be the third year in which each Executive Member had set out their priorities for the coming year, and for those Executive Members continuing in post, to report on their actions over the past six months. This report set out the policy context in which those priorities for 2018/19 were to be framed and in particular the commitments made in “Building Together Manchester Labour’s Promise to Manchester”, Manchester Labour’s 2018 election manifesto in the May 2018 local elections.

The report explained that “Building Together, Manchester Labour’s Promise to Manchester” contained over 44 specific pledges to be delivered in whole or part over the next twelve months. Those pledges, along with the Council’s approved budget for 2018/19, would determine the priorities for the Executive as a whole and for each individual Executive Member.

Decisions

1. To note the key elements that will inform its priorities for the current municipal year.
2. To adopt the commitments made in the Manchester Labour 2018 manifesto as priorities for the Executive.